

9874 K. Raiyri Sale Dhanbad Value 1199000/- at 48000/- 8386



झारखण्ड JHARKHAND

109564

Handwritten notes in blue ink, including '46', '23', and '16.11.13'. There are also some illegible scribbles and a signature 'W'.

शेयरहित बचत अर्थात् नग्न मीन दफ्तरी तर्फ के आगुमार निकालित

भवत अधिकारी... से प्राप्त सूची * अनुसार दरखास्त में दर्जित मीन... नंबर 13... के खता नं. 2500025000 निरिख खाने से बाहर है/सूची बना नहीं है.



Lakshman Singh Yadav
16/11/2013



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 16th day of November Two Thousand Thirteen BY & BETWEEN SRI LAKSHMAN SINGH YADAV, son of Late R.L.Yadav, by faith Hindu, by caste Yadav, by occupation Service, resident of AN-T/3, Mohalbandi Colony, Sudamdih, P.S. Jorapokhar, District Dhanbad, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, representatives and assigns of the ONE PART: INDIAN CITIZEN.

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Sabin 2=52
Afee 0=94
35973=44
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AND IN FAVOUR OF

Lakshman Singh Yadav

16/11/13

SRI BALBINDER SINGH CHHABRA, son of Gurbhajan Singh Chhabra, by faith Sikh, by caste Sikh & by occupation Business resident of New Friends Colony, Pathardih, P.S. Jorapokhar, District Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART: INDIAN CITIZEN. →

WHEREAS by virtue of a registered Deed of sale, being No. 1642 dated 05.03.1994 registered at Dhanbad registry office, executed by Nilanchal Sankati Grih Niraman Samity Limited (through its secretary Sri A.P. Singh) in favour of the vendor hereto Sri Lakshman Singh Yadav, who purchased their entire right, title, interest and possession to in and over 2380 sqft. or to say 04 Kathas of land, out of survey Plot No. 446, appertaining to Khata No. 43 of Mouza Kalakushma, Mouza No. 12, under P.S. Sarai-shela, chowki sadar registry office and District Dhanbad, for valuable consideration therein mentioned. _____



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Lakshman Singh Yadav
16/11/13

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AND WHEREAS since the date of purchase the vendor Sri Lakshman Singh Yadav, has been in peaceful possession over the said land by exercising diverse acts of ownership and possession and got his name mutated in the sherista of the Landlord the State of erstwhile Bihar vide Mutation Case No. 182/504(II)1994-95 and paying rent for the same under Thoka No.1646.

AND WHEREAS the vendor hereto to meet his financial requirement considered it advisable to sell his entler right, tittle, interest and possession to in and over the said 04 Kathas of land more fully described in the schedule hereto for a total consideration of Rs.11,99,000/-(Rupees eleven lacs ninety nine thousand) only.

AND WHEREAS in course and as a result of negotiation between the parties hereto the vendor agreed to sell the said land and the purchaser agreed to purchase the same, morefully and clearly described in the schedule below, for the reasonable and highest consideration of Rs.11,99,000/-(Rupees eleven lacs ninety nine thousand).



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Lakshman Singh Jaisan
16 / 11 / 13

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NOW THEREFORE THIS DEED OF SALE WITNESSETH:

1. That in consideration of the total sum of Rs.11,99,000/ (Rupees eleven lacs ninety-nine thousand) only, together with a Residential double storied building standing thereon paid by the purchaser to vendor (the receipt whereof the vendor do hereby acknowledge and admit) and in consideration of the terms conditions and covenants hereinafter appearing the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign her entire right, title, interest and possession to in and over the said land morefully described in the schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto to the purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and have full right and authority to seal the same by way of sale, gift, lease, mortgage etc. as per their choice.



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Lakshman Singh Yadav
16/11/18

2. That the vendor do hereby covenant with the purchaser that the vendor is the sole and absolute owner of the property described in the schedule below, and that his right, title, interest and possession to in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. Should it therefore in future transpire that his right, title, interest and possession to in and over the said property hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons purchaser is dispossessed or put to any other loss or obstructions, the vendor shall be liable to make good such loss as the purchaser may suffer by reasons thereof.

3. That the vendor hereby further covenants with the purchaser that the vendor shall pay the annual ground rent Rs.1/- now or in future becoming payable up to date and shall keep the purchaser fully indemnified harmless and free from and against any attachment or legal proceeding in respect thereof and that



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Lakshman Singh Yadav
16/11/13

the purchaser shall be liable to pay the annual ground rent cesses etc. for the land hereby sold which will become payable as from this day onwards.

4. That the vendor further covenants with the purchaser to do and execute all such acts, deeds and things at the cost of the purchaser as it may reasonably require the vendor to do or execute for better or more fully assuring to the purchaser the land hereby sold and also to render required assistance and co-operation to the purchaser at its request and cost to get purchaser's name mutated in place of that of the vendor in the office of the Zamindari Department of the State of Jharkhand.

5. That the below mentioned schedule land does not come under Govt. land and neither comes under Adivashi land, Govt. Bhudan land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not come under the reserve classes of C.N.T. Act

Lakshman Singh Yadav
16/11/13

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WITNESSES:

1. Amit Kumar S/O Shri
Shukdeo Narayan
White house Bekar Bandh
Polytechnic Road Dhanuam.

2. Mandar Murbay
S/O Late Sarama Dea Murbay
Gandhi Nagar, Dhanbad
Jankhand-826009.



Beesef.

(SATINDER SINGH CHHABRA)

16/11/13



Certified that the finger prints of the left hand of the vendor and purchaser whose photographs affixed in the document have been duly obtained before me, prepared the document as per draft supplied by the parties.

Signature *Sarbjit Choudhary* Licence No. 0211990.

-:7:-

Lakshman Singh Yadav
16/11/13

IN WITNESS WHEREOF the vendor hereto out of his own freewill while in his sound health and perfect mind having fully understood the contents hereof, have set and subscribed his hands on day, month and year first above written.

S C H E D U L E

All that piece and parcel of RAIYATI LAND situated in MOUZA: KALAKUSHMA, under P.S. Saraidhela, chowki sadar registry office and District Dhanbad.

MOUZA: KALAKUSHMA, Mouza No.12
APPERTAINING TO KHATA NO.43(FORTYTHREE)

PLOT NO.446(Co-operative Plot No.98), Out of which measuring an area 2880 sqft. or to say 04 kathas or to say 6.6 decimals of land used for residential purpose under subsidiary road is hereby sold by this sale deed.

As per plan attached herewith and shown in colour red which is butted and bounded by:-

NORTH: Co-operative Plot No.60A and 60.

SOUTH: 20 feet wide Colony Road.

EAST: 20 feet wide colony Road .

WEST: Co-operative plot no.103.

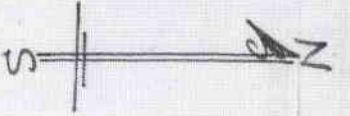
Seller :- Sri Lakshman Singh Yadav 510 Late R.L. Yadav of AN-713 Mohan Bani Colony Dindamdih. P.S. Tarapokhar, Dist. Dhanbad

Purchaser :- Sri Bal Binder Singh Chhabra 510 Gauri Bhayan Singh Chhabra of New Friends Colony Pathardi, P.S. Tarapokhar, Dist. Dhanbad

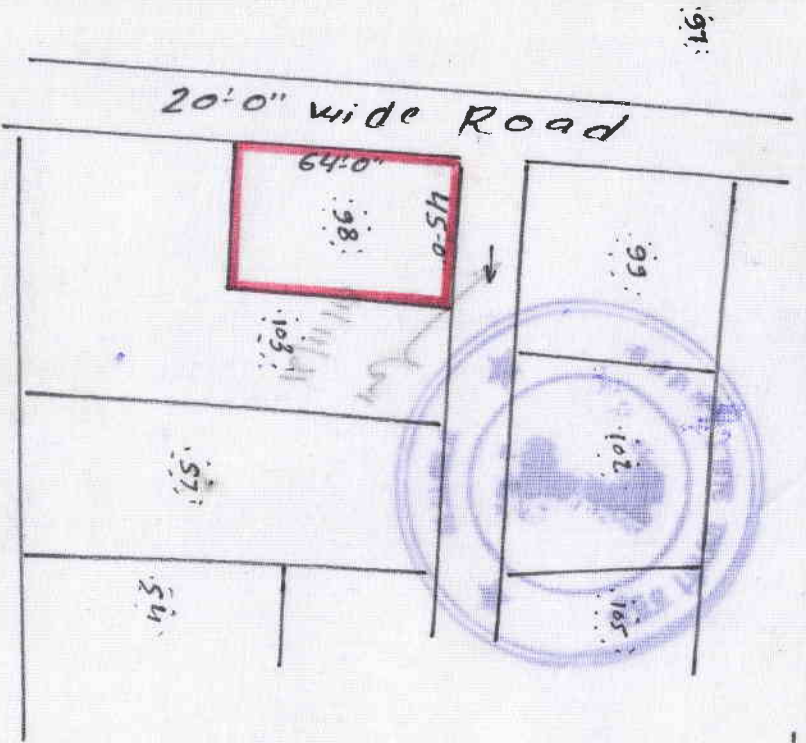
Schedule :- Muzza: Kalakusma No. 12, Khata No. 43, Plot No. 446 Area: 4 Katha, or to Day 6.60 Dec.

Lakshman Singh Yadav
14/11/13

Shewn in red



TRUE COPY





निबंधन विभाग, झारखंड
धनबाद

जांच पर्या-सह घोषणा पत्र (नियम 114)

Token No: 29 Token Date/Time: 16/11/2013 14:06:27

Document Type **Sale Deed** Presenter **Lakshman Singh Yadav**
 Presenter Name & Address **A N-T/3 Mohalbari Colony, Sudamdih, P.S.- Jorapokhar, Dhanbad** Date of Entry **16/11/2013**
 Stampable Doc. Value **1199000** DOE **Stamp Value 48000** Total Pages **28**
 Document Value **1199000** Stamp Value **48000** Book **1**
 Special Type **1199000** Serial No. **0** CNO/PNO
 Remarks / Other Details **Old Serial No. /**

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	12	28	KOLAKUSHMA	43	446			U_RES	6.6 Decimal	1197900

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F	UID	Address
1	VENDOR	Lakshman Singh Yadav	Late R.L. Yadav	Service	General	Aarpy5465e		A N-T/3 Mohalbari Colony, Sudamdih, P.S.- Jorapokhar, Dhanbad
2	VENDEE	Balinder Singh Chhabra	Guru Bhajan Singh Chhabra	Business	General	Aieps3250j		New Friends Colony Patherdih, P.S.- Jorapokhar, Dhanbad
3	Identifier	Amit Kumar	Sukhdeo Narayan	Business	General			Bekarbandh Polytechnic Road, Dhanbad
4	Witness 1	Amit Kumar	Sukhdeo Narayan	Business	General			Bekarbandh Polytechnic Road, Dhanbad
5	Witness 2	Mandeep Mukherjee	Late Shyama Pada Mukherjee	Student	General			Gandhi Nagar, Dhanbad

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	35,970.00
4	SP	420.00
Total		36,393.44

उपर्युक्त परिवर्धियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑफिसर का हस्ताक्षर

उपर्युक्त **महेश्वर सिंह मल्होत्रा** ने इस दस्तावेज के निष्पादन को भ्रं संमक्ष

स्वीकार किया

जिसकी

पद्यान

निवासी

अमित कुमार
अकाराध्याय, चानगाद

पिता

पेशा

तुलसीदास शर्मा
अकाराध्याय, चानगाद

ने है।

निबंधन पदाधिकारी का हस्ताक्षर

Register in Electrol Roll and be proud voter.

आयकर विभाग
INCOME TAX DEPARTMENT
BALBINDER SINGH CHHAVRA
GURBHAIJAN SINGH CHHAVRA
05/03/1972
Permanent Account Number
AIEPSS3250J

भारत सरकार
GOVT. OF INDIA



29022012

Signature *Balbinder*



Balbinder

MR

श्रीरक्ष प्रिया
INCOME TAX DEPARTMENT
लाक्ष्मण सिंह यादव
RAM LAKSHMAN YADAV
0110811949
Permanent Account Number
AARPY51655E

भारत सरकार
GOVT OF INDIA



लाक्ष्मण सिंह यादव

20/12/2017



INDIAN UNION DRIVING LICENCE JHARKHAND STATE

FORM 7

NAME
HAET KUMAR

No. SHIKHAR BAGAYAN
Distt. CHITRAKOOT (INLET JHAR)

DL No. JH-142000000000000000

Issue Date 24.12.2012 **Valid Until 24.12.2017**

Sex M **Age 35** **Height 167**

Eye Colour B **Complexion F**

Signature

Category

Vehicle Category

Issue Date

Valid Until

Signature of Issuing Officer

Am of Jharkhand
16/11/2013

over





निबंधन विभाग, झारखंड
धनबाद

Token No.29 Token Date: 16/11/2013 14:06:27
Serial/Deed No./Year :9874/8386/2013
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Lakshman Singh Yadav Father/Husband Name:Late R.L. Yadav (VENDOR) A N-T/3 Mohalbani Colony, Sudamdih, P.S- Jorapokhar, Dhanbad		
2	Balbinder Singh Chhabra Father/Husband Name:Guru Bhajan Singh Chhabra (VENDEE) New Friends Colony Patherdih, P.S- Jorapokhar, Dhanbad		
3	Amit Kumar Father/Husband Name:Sukhdeo Narayan (Identifier) Bekarbandh Polytechnic Road, Dhanbad		
4	Amit Kumar Father/Husband Name:Sukhdeo Narayan (Witness1) Bekarbandh Polytechnic Road, Dhanbad		
5	Mandeep Mukherjee Father/Husband Name:Late Shyama Pada Mukherjee (Witness2) Gandhi Nagar, Dhanbad		

Book No. 1
Volume 309
Page 41 To 68
Deed No 9874/8386
Year 2013
Date 16/11/2013 14:43:48

Registering Officer

Signature of Operator

Register in Electrol Roll and be proud voter.